



To let

Retail or Restaurant Unit
Archway Station, N19



The TfL Property Company

A unique retail or restaurant opportunity located next to Archway Underground Station.

Archway is a busy cosmopolitan area of North London within the Borough of Islington. The station is positioned on the junction of Holloway Road and Junction Road, benefitting from considerable footfall and passing traffic in both direction. Archway Underground Station sits on the Northern Lines of the London Network.

Other nearby occupiers include JD Sports, Nando's, London Hospital Tavern, Greggs, Costa and a variety of other local independents.

Zone 2 & 3

Northern Line.

7.22 million

Annual Station Footfall



Description:

The property is situated within a prominent corner location, benefitting from a wide return frontage with the potential for an extensive external seating area. The property is a simple configuration arranged over the ground floor.

Unit Size:

Ground 1,400 sq ft (135 sq m)

Services:

Power (100 A TPN), Water & Drainage.

Usage:

Retail or Restaurant

Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £75,000 pax or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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